



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD ON WEDNESDAY, JANUARY 19, 2011

The Commission was called to order at 7:02 p.m. by Chair Kurrasch.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Allen, Jones, Lofstrom-Perez, Pratt, Rickard, Smith and Chair Kurrasch

Absent: None

2. CONSENT CALENDAR

Commissioner Pratt moved acceptance of the Consent Calendar. Commissioner Jones seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Special Meeting held December 14, 2010. Minutes were accepted.

*2-B. Update on Implementing Smoke-Free Policy and Recommendation to Revise the Policy to Eliminate the Limitation to Tobacco. The Housing Commission approved a Smoke-free Policy that eliminates the limitation to tobacco.

*2-C. Adopt Revised Records Retention and Disposition Policy to Specify a Retention Period for Audio and Visual Records. The Housing Commission adopted the revised Records Retention and Disposition Policy Changing the retention period for audio and visual records to a minimum of 30 days.

*2-D. Amend the Policy for Management of Authority-Owned Properties. The Housing Commission adopted the proposed changes to the Policy for Management of Authority-owned Properties to remove references to the Section 8 Program, and to modify language related to creating specific site-based waiting list, removal from a waiting list, defining good case, loosening requirements for denial of tenancy, and paying rent and other charges.

*2-E. Budget Variance Report. This was for information only.

3. AGENDA

3-A. Quarterly Police Report. Chair Kurrasch welcomed the attending police officer. Executive Director Michael Pucci explained that there has not been much activity at the Housing Authority complexes in regards to police reports or arrests. Activities have been below the City average, everything has been quiet, and there haven't been many tenant complaints. Commissioner Rickard walked through the Parrot Village complex and noticed gambling. Police officers were informed and patrolling will be stepped up.

Chair Kurrasch stated a police presence helps break up gambling and other illegal activities. Chair Kurrasch said a television is missing at the Anne B. Diamant complex.

This report was provided for information only.

- 3-B. Revise Pet Policy/Pet Agreement and Policy on Assistance Animals. Mr. Pucci said during the last two years the Pet Policy has had revisions to take into consideration some of the changes requested by tenants at Independence Plaza as well as better interpretation about the law regarding assisted animals. This time the Housing Authority is asking to be allowed to take care of a pet and board the pet when a pet owner is temporarily away and a pet has been left behind. Otherwise, it becomes a burden on the neighbors or the resident managers.

Chair Kurrasch asked if there is a registry of all the pets. Eileen Duffy, Operations Manager, reported yes.

A Commissioner asked if disabled residents pay security deposits. Mr. Pucci responded they do not have to pay a security deposit. Mr. Pucci said assisted animals are not considered pets, they provide assistance to their disabled owners. This is in the HUD regulations.

Chair Kurrasch asked if residents still have a responsibility on damages caused by their assisted animal. Mr. Pucci responded yes, they still must comply with most of the provisions of the Pet Policy, and he gave examples.

A Commissioner asked if there is a breed restriction. Ms. Duffy responded there is a size restriction, 20 pounds for a dog.

A Commissioner asked about neutering and if it applies to pit bulls. Ms. Duffy said not necessarily, neutering applies to cats as well. The Housing Authority does not want breeding.

Commissioner Pratt moved adopting revisions to the Policy on Assistance Animals and Pet Policy/Agreement to clarify the requirements for alternate caregivers and authorizing the Housing Authority to board animals when necessary. Commissioner Smith seconded. Motion carried unanimously.

- 3-C. Authorize the Chair to Appoint a Member to the Ad Hoc Committee to Prioritize Development Projects. Mr. Pucci said that for the past several years there has been an Ad Hoc Committee to look at proposed development projects. The Committee was reconvened in February 2010 and one of the members resigned from the Commission. The Committee is looking a replacement on the Ad Hoc Committee. The Ad Hoc meets periodically to look at proposals and developer proposals to make a determination of which developers to do business with as well as interviewing architects to work on complexes. Mrs. Pucci asked the Commission to appoint Mr. Rickard as a member of the Ad Hoc committee as he has a lot of experience both as an architect and real estate developer. Mr. Pucci feels he would be a great asset not only to the Commission but to the Ad Hoc Committee.

Commissioner Rickard clarified that he has worked as an architect, has a degree in architecture, but is not a licensed architect.

Commissioner Pratt moved that the Commission authorize the Chair to appoint Stuart Rickard to the Ad Hoc Committee for development. Commissioner Jones seconded. Motion carried unanimously.

- 3-D. Chair Kurrasch introduced Debbie Potter, Development Services Manager, to talk about the development of the Islander Motel on 2428 Central Avenue. Ms. Potter thanked the Ad Hoc Development Committee saying they went above and beyond the call of duty. Ms. Potter gave a presentation and timeline on the development of the Islander Motel. Resources for Community Development (RCD) made an introductory presentation on this project.

A Commissioner asked about the green features on this project. RCD said they think of green very broadly, not only energy efficiency but using materials that are renewable and not toxic. RCD went into more detail on specifics.

Commissioner Pratt asked about the soft story issues with the garage. RCD said they have budgeted for those issues. The current owner has hired a seismic consultant. Debbie Potter added more details to this issue.

Commissioner Pratt moved approving Resources for Community Development as the Non-Profit Development Partner for Acquisition and Rehabilitation of the Islander Motel (2428 Central Avenue). Commissioner Rickard seconded. Motion carried unanimously.

5. ORAL COMMUNICATIONS

Speaker, Michael John Torrey, welcomed all of the new Housing Commissioners and discussed the Town Hall meetings.

6. COMMISSIONER COMMUNICATIONS

Commissioner Pratt said the Town Hall meets have been very good, with good questions from the tenants. Bob Haun is to be commended for his excellent presentations on the improvements that will occur at the complexes. Commissioner Pratt encouraged the Commissioners to attend the remaining Town Hall meetings.

Chair Kurrasch commented that this is a valuable for the Commissioners to see the residents and hear their concerns. He was very pleased to hear about the Solar Water heating at Anne B. Diamant that has helped reduce the gas bill.

Chair Kurrasch is pleased that all seats are filled on the Housing Commission.

Chair Kurrasch said on January 18, 2011 the City Council, sitting as both the Board of Commissioners and the Community Improvement Commission, approved everything requested on the 2216 Lincoln project. This project will provide 19 units for adult developmentally handicapped individuals. This will be on the site of a former parking lot the City had used. Chair Kurrasch congratulated Debbie Potter, Mike Pucci, and staff.

Chair Kurrasch announced the next Housing Commission meeting will be February 9th.

7. ADJOURNMENT

There being no further discussion, Chair Kurrasch adjourned the meeting at 7:39 p.m.

Arthur A. Kurrasch, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary